

Jurisdiction	Placerville	
Reporting Year	2019	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
 Please contact HCD if your data is different than the material supplied here

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	78											78
	Non-Deed Restricted												
Low	Deed Restricted	55											55
	Non-Deed Restricted												
Moderate	Deed Restricted	69							1			60	9
	Non-Deed Restricted		5	9	4	15	18	7	1				
Above Moderate		170	47	1	20	53	1	18	4			144	26
Total RHNA		372											
Total Units			52	10	24	68	19	25	6			204	168

Note: units serving extremely low-income households are included in the very low-income permitted units totals
 Cells in grey contain auto-calculation formulas

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Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.

1	2	3	4																																																
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation																																																
Program 1. Available Land Inventory	Accommodate at least 372 additional housing units, including 133 extremely-low, very-low, and low-income housing units	Update annually	<p>Land inventory updated and posted to City webpage. The City has vacant land available to meet the "Total Remaining RHNA by Income Level" (see Table B) affordability for the remainder of the 2013-2021 Housing Element planning period. As of February 26, 2020, the following are totals of vacant residential parcels per zone district.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>RE Zone:</td> <td>Acres: 0</td> <td>Parcels: 0</td> <td>Realistic Unit Potential: 0</td> </tr> <tr> <td>R-1-A Zone:</td> <td>Acres: 23.48</td> <td>Parcels: 26</td> <td>Realistic Unit Potential: 26</td> </tr> <tr> <td>R-1-20 Zone:</td> <td>Acres: 157.01</td> <td>Parcels: 61</td> <td>Realistic Unit Potential: 130</td> </tr> <tr> <td>R-1-10 Zone:</td> <td>Acres: 9.26</td> <td>Parcels: 10</td> <td>Realistic Unit Potential: 14</td> </tr> <tr> <td>R-1-6 Zone:</td> <td>Acres: 15.81</td> <td>Parcels: 26</td> <td>Realistic Unit Potential: 64</td> </tr> <tr> <td>R-2 Zone:</td> <td>Acres: 5.77</td> <td>Parcels: 13</td> <td>Realistic Unit Potential: 26</td> </tr> <tr> <td>R-3 Zone:</td> <td>Acres: 15.06</td> <td>Parcels: 8</td> <td>Realistic Unit Potential: 129</td> </tr> <tr> <td>R-4 Zone:</td> <td>Acres: 7.41</td> <td>Parcels: 2</td> <td>Realistic Unit Potential: 66</td> </tr> <tr> <td>R-5 Zone:</td> <td>Acres: 0</td> <td>Parcels: 0</td> <td>Realistic Unit Potential: 0</td> </tr> <tr> <td>HO Overlay:</td> <td>Acres: 17.37</td> <td>Parcels: 4</td> <td>Realistic Unit Potential: 243</td> </tr> <tr> <td colspan="4"><hr/></td> </tr> <tr> <td colspan="2">Totals</td> <td>Acres: 251.17</td> <td>Parcels: 150 Realistic Unit Potential: 698</td> </tr> </table> <p>Above Moderate - Income Affordability Category: There are 124 vacant parcels available within the RE, R-1-A, R-1-20, R-1-10 and R-1-6 zones to accommodate 234 units for the above moderate-income affordability category, well in excess of 26 units of remaining RHNA need; Moderate - Income Affordability Category: There are 23 vacant parcels available within the R-2, R-3 and R-4 zones to accommodate 221 units for the moderate-income affordability category, well in excess of the 9 units of remaining RHNA need; Very-Low and Low Income Affordability Categories: There are 4 parcels available within the R-5 and the HO Overlay zones to accommodate 243 units for the very low-income and low-income housing household income affordability categories, well in excess of the 133 units (78 very low-income and 55 low-income) of remaining RHNA need.</p>	RE Zone:	Acres: 0	Parcels: 0	Realistic Unit Potential: 0	R-1-A Zone:	Acres: 23.48	Parcels: 26	Realistic Unit Potential: 26	R-1-20 Zone:	Acres: 157.01	Parcels: 61	Realistic Unit Potential: 130	R-1-10 Zone:	Acres: 9.26	Parcels: 10	Realistic Unit Potential: 14	R-1-6 Zone:	Acres: 15.81	Parcels: 26	Realistic Unit Potential: 64	R-2 Zone:	Acres: 5.77	Parcels: 13	Realistic Unit Potential: 26	R-3 Zone:	Acres: 15.06	Parcels: 8	Realistic Unit Potential: 129	R-4 Zone:	Acres: 7.41	Parcels: 2	Realistic Unit Potential: 66	R-5 Zone:	Acres: 0	Parcels: 0	Realistic Unit Potential: 0	HO Overlay:	Acres: 17.37	Parcels: 4	Realistic Unit Potential: 243	<hr/>				Totals		Acres: 251.17	Parcels: 150 Realistic Unit Potential: 698
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Program 2. Infill Development and Potential Re-Use Sites	Provide additional opportunities to accommodate at least 372 additional housing units (see Program 1)	September 2017, then updated annually	Program action calls for the City, in conjunction with the updated Vacant Land Inventory, to identify an inventory of suitable sites for housing infill development and re-use. The site inventory will provide the City with greater specificity regarding the potential to develop housing close to services, transit and jobs. Program 14 summarizes the City's successful effort to obtain grant funding to be utilized in 2020 and 2021 for consultant services to conduct environmental analysis necessary to amend the land use and zoning within the City to accommodate additional vacant land inventory at the minimum twenty dwelling units per acre density adequate for anticipated lower income housing need during the 2021-2029 Housing Element - Cycle 6.
Program 3. High-Density Development - Unmet Need	Increase the City's vacant land inventory and opportunities for development of housing affordable to lower-income households.	A) To rezone land to accommodate the unmet housing need of 106 units for lower income households identified during the 2008-2013 Housing Element planning period. B) To rezone land to accommodate the unmet housing need of 133 units for lower income households identified during the 2013-2021 Housing Element planning period.	Fully implemented. In 2016, the City created the Housing Opportunity Overlay (HO) Zone. The HO Zone has a minimum density of 20 dwelling units per acre and a maximum of 24 dwelling units per acre; permits multi-family residential uses by-right by ministerial construction permit. Also in 2016, the City rezoned 6.14 acres of vacant land (APN 323-220-06 and 323-220-08) at the intersection of Mallard Lane and Macintosh Drive by adding the HO Zone to the Medium Density Multi-Family Residential - Planned Development base zone under Ordinance No. 1686. On January 24, 2017, the City rezoned approximately 3.64 acres of vacant land (APN 323-400-20) located along Ray Lawyer Drive by adding the HO Zone to the Medium Density Multi-Family Residential – Planned Development base zone for the site under Ordinance No. 1686. As a result of the two rezones totaling 9.77 acres, the City created an inventory of land with zoning regulations capable of accommodating a realistic potential of 107 dwelling units meeting the City's need for lower income households identified during the 2008-2013 Housing Element Planning Period. On February 14, 2017, the City completed the rezoning of two vacant parcels totaling 7.60 acres, located at the intersections of Middletown Road, Cold Springs Road and Placerville Drive (APN 323-570-01 and 323-570-37), by adding the HO Zone to the Commercial base zone for the site per Ordinance No.1687. As a result of the third rezone, the City created an inventory of land with zoning regulations capable of accommodating a realistic potential of 136 dwelling units meeting the City's need for lower income households identified during the 2013-2021 Housing Element Planning Period.
Program 4. Single-Room Occupancy Units	Increase opportunities for development of housing to lower-income households.	Within one year of Housing Element adoption.	Fully implemented. The City adopted Ordinance 1644 on September 23, 2014 that identified zones and established regulatory standards that encourage and facilitate single-room occupancy units.
Program 5. Public Outreach	Workshop regarding regarding housing needs within the City.	Annually	City Council on September 6, 2019 conducted a joint meeting with the El Dorado County Board of Supervisors that introduced the El Dorado County's Health and Human Services Agency collaborative initiative to establish a countywide strategic plan on homelessness. Work on the strategic plan would be inconjunction with funding the County obtained as described in Program 7. The City has committed its support of this endeavor through the contribution of \$10,000 in 2018 and another \$10,000 contribution in January 2020 during Fiscal Year 2019/2020 to the County's Countywide Homeless Coordinator Services to provide funding to assist in the contract to provide homeless services in the City of Placerville.

Program 6. Employee Housing	Increase opportunities for development of housing affordable to seasonal farmworkers.	Within one year of Housing Element adoption.	The City adopted Ordinance No. 1667 on October 28, 2014 that identified zones and established regulatory standards that allow for employee housing that are consistent with State Housing Law.
Program 7. Transitional, Supportive and Emergency Housing	Assist with funding and development for an emergency shelter or transitional housing facility, and ensure that the project facility is processed ministerially within the Highway Commercial Zone to meet local needs. The City shall also consider permit and impact fee waivers and other credits in consideration for such payment.	Annually / ongoing	The City is an active participant of the Opportunity Knocks task force, a multidisciplinary team consisting of local advocacy groups, the public, the business community and El Dorado County, addressing homelessness and homeless services within the City and County. The task force has developed a single point-of-entry for homeless services to help those to transition to self-sufficiency. In 2018, El Dorado County, in conjunction with Opportunity Knocks, applied for and received grants to assist in addressing homeless issues in the County. The City has participated in these discussions. The County applied for two grants. The first is the Homeless Emergency Aid Program (HEAP). The County applied for \$1.4 million dollars under this program and was awarded the full amount. The second grant program is the California Emergency Solutions Housing (CESH) Program. The County applied for \$474,717 and received the full amount of this grant. Funding would assist with transitional and permanent housing with supportive services for homeless youth ages 18 to 24; would assist with funding to the chronic homeless through rent support, rent deposit; funding for the purchase or rehab of property that can be dedicated to sheltering the homeless population; and, to establish a 5-year homeless strategic plan that when in place will improve coordination of grant funding streams that require a strategic plan be in place in order to simply be eligible for funds.
Program 8. Transitional and Supportive Housing Zoning Amendments	Increase opportunities for the development of transitional and supportive housing by amending the Zoning Ordinance, consistent with State housing law (SB2), to allow transitional and supportive housing as a permitted use in all zones which permit residential uses.	Within one year of Housing Element adoption.	Fully implemented. The City adopted Ordinance No. 1666 on September 23, 2014 that amended the Zoning Ordinance allowed for supportive and transitional housing to allow transitional and supportive housing as a permitted use in all zones which permit residential uses, including the City's mixed-use zones.
Program 9. Accommodate Housing for Persons with Disabilities	Improve housing accessibility for persons with disabilities.	Ongoing	City staff continues to evaluate residential construction permit applications to implement state building standards for accessibility. During the 2019 reporting period, no requests for reasonable accommodations for persons with disabilities were submitted.
Program 10. Housing for Developmentally Disabled Persons	Encourage the development or rehabilitation of one housing unit per year of the planning period specifically for persons with developmental disabilities	Ongoing	The City will assist with obtaining State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities. The City's yearly objective of one unit per year has not yet been met. Staff encourages housing developers at the public counter to consider the construction of housing for the developmentally disabled.
Program 11. Senior Housing	Assist in the development of at least one senior housing project that includes a continuum of care options, from completely independent living to fully assisted care.	Ongoing	During the 2019 reporting period, no development applications were received regarding new senior housing within the City.

Program 12. Workforce Housing	Complete at least one housing development that provides very-low income, low-income, and moderate income housing units.	Yearly review need to determine grant funding necessary.	No housing development applications for workforce housing were submitted in the 2019 reporting period.
Program 13. Density Bonus	Increase awareness of density bonuses and other incentives for affordable housing.	December 14, 2014	Fully implemented. Development Services Department counter handout completed in 2014. Website link to Density Bonus Program and to City Code Section 10-12-1 to 10-12-14 completed in 2016. Staff discusses the Density Bonus Program with developers at the Department counter.
Program 14. Pursue State and Federal Funding	Increase the effective use of state and federal funds in support of affordable housing, shelter, and housing-related services.	Annually	<p>November 2019: City Council adopted Resolution No. 8803 that authorized staff to submit application for technical assistance planning grant funds in the amount of \$160,000 under the State Department of Housing and Community Development (HCD) Senate Bill (SB) 2 (Chapter 364, Statutes of 2017) Planning Grants Program. The Planning Grants Program (PGP) is intended for the preparation, adoption, and implementation of plans that streamline housing project approvals and lead to the acceleration of housing production; and environmental analyses in compliance with CEQA that eliminate the need for discretionary project-specific review, allowing for project approval by-right.</p> <p>PGP grant funds will be used for consultant services to prepare the following to assist with the acceleration of housing production:</p> <ul style="list-style-type: none"> • Multi-family residential objective design standards consistent with the ministerial approval requirements under SB 35 Streamlining Provisions, and • Environmental analysis necessary to amend the land use and zoning within the City to accommodate additional vacant land inventory at the minimum twenty dwelling units per acre density adequate for anticipated lower income housing need during the 2021-2029 Housing Element - Cycle 6. Two parcels are identified for this analysis: APN 001-092-027 and APN 325-240-016, 201 New Morning Court. Rezoning is a means of achieving General Plan residential housing objectives including encouraging new multi-family residential development that includes housing for persons with disabilities, housing for persons with developmental disabilities, housing that supports aging in place, and affordable housing for low-income households. During early 2020, the City was notified that the application was approved by HCD. All grant funds must be expended by June 30, 2022.
Program 15. Permit and Development Impact Fees	Reduce the initial cost-impact of City fees on affordable housing projects.	Annually	Staff will continue to evaluate the impact fees payable for the creation of a new residential unit so that the fee charged is commensurate with the impact from that residential unit.
Program 16. Self-Help Housing	Identify opportunities for self-help housing projects to facilitate housing affordable to lower income households.	Annually	Ongoing encouragement to housing developers to produce a self-help housing development within the 5th Cycle Housing Element Planning Period.
Program 17. First Time Homebuyer Assistance	Assist very-low-income households, low income households, and moderate income households in the purchase of a first home	Beginning in fiscal year 2018	State funding was not available in 2019 for this program purpose. The City will assist with obtaining State and Federal monies, as funding becomes available, in support of this program
Program 18. Statewide Community Infrastructure Program (SCIP)	Assist in financing of Capital Improvement Charges (CICs) and impact fees for all forms of residential projects.	Ongoing	The Development Services Department has created a handout as well as links to the Program on the Planning Division's Housing Resources webpage. In addition, staff discusses the Program and its availability with potential housing developers. The City's participation in the SCIP program was authorized by City Council Resolution No. 7839, adopted September 14, 2010.

Program 19. Fair Housing	Increase community awareness of fair housing.	Ongoing	Fair housing information is made available at City Hall in the Development Services Department. Links to supporting resources are provided on the Planning Division's Housing Resources webpage .
Program 20. Housing Rehabilitation	Rehabilitate two homes per year when funds are available.	Annually	CDBG funding to assist with the conduction of the survey was not obtained. City to investigate funding availability during 2020.
Program 21. Housing Conditions Survey	To maintain a relatively current and relevant database of housing conditions.	Update Survey by fiscal-year 2015-2016	CDBG funding to assist with the conduction of the survey was not obtained. City to investigate funding availability during 2020.
Program 22. Code Enforcement	To correct building code violations before they become serious health and safety hazards to human habitation.	Ongoing	Development Services staff engages in code enforcement for the City and conducts inspections on a complaint basis. Staff conducts monitoring site visits and investigates complaints. During 2019, Development Services responded to 179 complaints.
Program 23. Historic Preservation	Preserve the historic/architectural integrity of historic residential structures	Ongoing	The City continues to encourage the preservation of historic homes and buildings in the City through requirements and regulations within Section 10-4-9: Site Plan Review and Section 10-4-10: Historical Buildings in the City. The number of Site Plan Reviews processed for sites within the City's historic districts were as follows: 2013: three; 2014: two; 2015: two; 2016: two; 2017: three; 2018: one; 2019: zero.
Program 24. Housing Choice Voucher Program	Increase rental property owner participation in the Housing Choice Voucher Program.	Ongoing	The City continues its ongoing cooperation with the El Dorado County Housing Authority in its administration of the Federal Housing Choice Voucher rental assistance program.
Program 25. Preservation of "At-Risk" units	Preserve affordable rental housing units.	01.31.17	During 2019, staff continued its monitoring of assisted housing units to determine if any units were at risk of converting to market-rate uses. No conversions known to the City have occurred during 2013, 2014, 2015, 2016, 2017, 2018 or 2019. The City will continue monitoring efforts during 2020.
Program 26. Mobilehome Parks	Preserve mobile home park spaces.	Yearly monitoring.	No conversions to tenant ownership was completed in 2019, and none are anticipated in 2020.
Program 27. Weatherization & Energy Conservation	Increase the energy efficiency of older residential structures and reduce energy costs.	Ongoing	Information regarding weatherization and energy conservation programs offered by PACE (Property Assessed Clean Energy) is available at the Development Services Department counter. No participation in these programs by the public is known to City staff during 2019.
Program 28. Energy Conservation for New Residential Development	Enforce state energy efficiency requirements for new residential construction (Title 24 of the California Code of Regulations) and shall encourage, through the City's plan review process, additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.	Ongoing	The City requires all new residential construction to meet the state's energy efficiency requirements. Ongoing enforcement of these requirements will occur over the course of the Housing Element Planning Period.

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Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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 Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in Government Code section 65583.1(c)(2).

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD to receive the password that will enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1 ⁺
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

